



TUCSON HOUSING TRUST FUND CITIZEN ADVISORY COMMITTEE

Thursday, November 19, 2009 3:30 p.m.

Community Resources Center

320 N. Commerce Park Loop

Sentinel Building/Santa Cruz and Pantano Conference Rooms – 1st Floor

Legal Action Report

Committee Members

Present:	Albert Celaya	Kelly Kirkham-Greene	Thomas Doucette
	Richard Eribes	Gary Hardy	Corky Poster
	David Greenberg	Mark Jaffee	Andy Silverman
	Michael McDonald		

Committee Members

Absent:	Don Strauch	Terry Galligan	Voni Romero-Harris
	Kimberly Pacheco	Stephen Young	

Also Present: Glenn Lyons, Downtown Tucson Partnership
Mike Czechowski, Housing and Community Development Department
Bea Gallivan, Housing and Community Development Department

1. Call to Order
Meeting was called to order at 3:35 p.m.
2. Approval of September 17, 2009 Minutes
MOTION by Gary Hardy and seconded by David Greenberg to approve the minutes with a change to Item #6, second paragraph, 4th line, replace the word corporate with the word affordable. The sentence will now read “MOTION by Corky Poster and seconded by David Greenberg to invite Glenn Lyons, Tucson Downtown Partnership, to discuss his intentions relative to regularizing development agreements, particular focus on how those development agreements might result in either affordable housing or contributions to the Housing Trust Fund.” MOTION passed unanimously.
3. Glenn Lyons – Discussion on Regularizing Development Agreements
Glenn Lyons spoke about development agreements for downtown. In December 2008, a negotiated development agreement between the City and the development partnership was to be created. However, because questions from Council Members



arose, it became a predevelopment agreement with a lot of detail in it and the Mayor and Council approved it. There was then a six months period in which they could negotiate a permanent final agreement, and that agreement lapsed in June 2009 at which time Mayor and Council chose not to approve it.

Glenn Lyons talked in depth about negotiating and buying and selling of property.

The Committee would like to have wording in the checklist given to the Mayor and Council supporting the Housing Trust Fund and/or affordable housing. Glenn mentioned the first step is to do a checklist and a preliminary review by the Mayor and Council so they can give directions on how to negotiate the agreement. The next step is putting the agreement together and starting to implement those choices.

Discussions included: requests for proposal instead of sole-source, affordable housing and contributions to the Housing Trust Fund.

It was decided to form a subcommittee to work with Glenn to make sure the Committee's suggestions for what they want to see happen for the Housing Trust Fund and affordable housing are considered in his proposals to the Mayor and Council.

Kelly Kirkham-Greene, David Greenberg, Corky Poster, Michael McDonald and Richard Eribes will form the subcommittee.

4. THTFCAC Bylaws

MOTION by David Greenberg and seconded by Albert Celaya to remove the first sentence from Article VI, Section 2. It will now read: "At each meeting, it shall be determined the date/time of the next meeting." MOTION passed unanimously.

5. Report From the Joint MHC and THTFCAC Public Relations Committee

Michael McDonald mention that the committee working on the brochure did meet last month and Andrea Ibanez has the latest information on it. He will get an update from Andrea for next month's meeting.

Gary Hardy and Corky Poster represented the Committee at a radio talk show. Gary feels it went really well. They briefed the Committee. It was mentioned that Carol West who now writes for "Inside Tucson Business" had an article a couple of weeks about the Tucson Trust Fund. She will be asked to be a part of the Public Relations Committee to promote the Housing Trust Fund.

6. Election of Chairperson

MOTION by Gary Hardy and seconded by David Greenberg to elect Corky Poster as chairperson. MOTION passed unanimously.

7. Staff Report:

A. Update on Employee Challenge Grant



Mike Czechowski gave an update on the challenge grant. CEP did not have anyone interested. TUSD had opened the award to the entire district and now have 12 individuals working on eligibility. TMC said they assisted three individuals, but have billed the Committee for only one. They have four more individuals ready to be assisted. La Frontera has two slots remaining. One is near closing and the other one is waiting for acceptance of the contract offer.

B. Report on Rehabilitation Contracts

Mike Czechowski informed the Committee that all the rehab contracts are complete and paid out 100%.

The Committee discussed TMC's standard contract and suggestions were made about changing the borrower's contribution and possibly changing the one-year employment requirement before their employees can apply. Also discussed was possibly changing TMC's contribution to \$3,000.00.

MOTION by Albert Celaya and seconded by Corky Poster to make an amendment to the current contract with TMC to revise the borrower's contribution from \$2,000 to \$1,000. MOTION passed unanimously.

C. Low-income Housing Tax Credit Awards

Not discussed.

D. Other Financial Reports

Not discussed.

8. Future Agenda Items

1. City Staff Report – Overall Affordability Policy
2. City Staff Report – Affordability Inventory in Downtown Today - What is being done to maintain it and what is planned for the future
3. Community Land Trust Presentation – for the January meeting

9. Call to the Audience

No one came forward to speak.

10. Adjournment

Meeting adjourned at 4:51 p.m.

The next regular meeting of the Tucson Housing Trust Fund Citizen Advisory Committee will be held on Thursday, December 17, 2009 at 3:30 p.m. in the Santa Rita Building, Terrace Conference Room (2nd Floor) 310 N. Commerce Park Loop.

